



Green Farm Cottage
Lower Green | Woolscott | Rugby | Warwickshire | CV23 8D

GREEN FARM COTTAGE



*A beautifully situated detached home
situated in this quiet hamlet with
outstanding views and 1.14 acres of
formal gardens.*



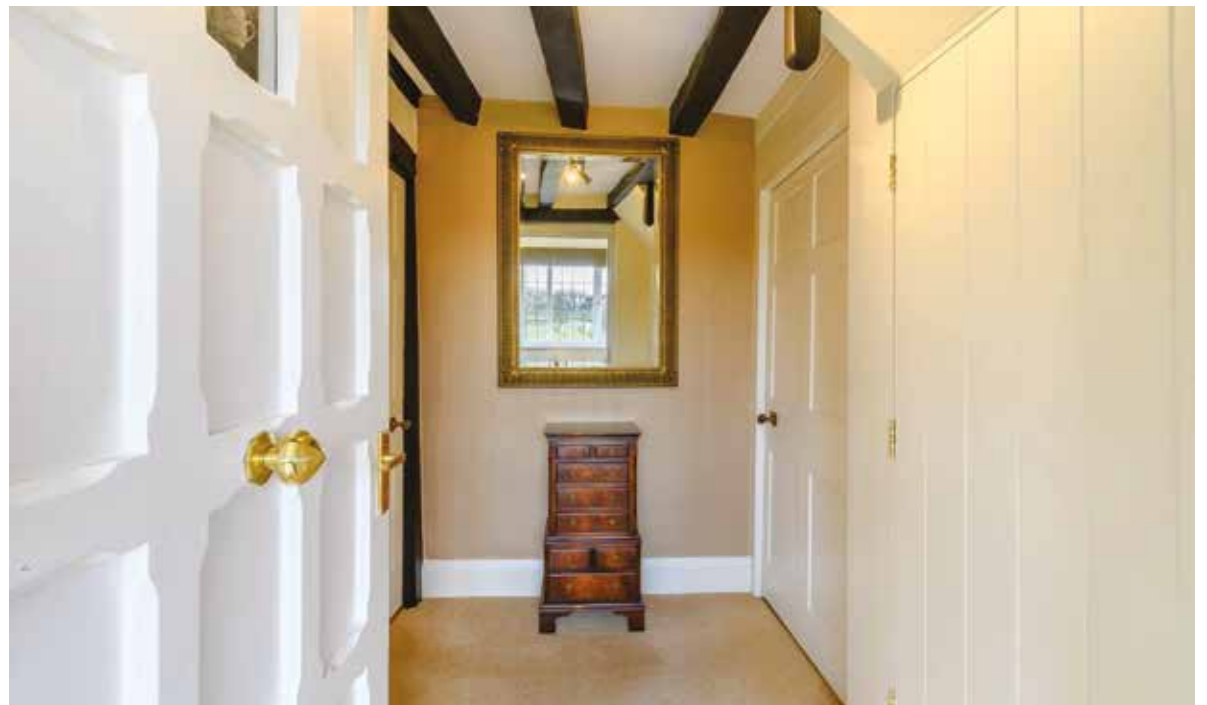
Green Farm Cottage is situated in a stunning setting in the sleepy hamlet of Woolscott on a no through road in peaceful surroundings and views over open farmland, all set in a 1.14 acres of beautiful gardens. The house itself, is believed to date from the 1700's has some delightful features including its three eyebrow windows on the front elevation and some wonderful period features including exposed cling beams and inglenook fireplaces There are four well proportioned bedrooms, 2 with en-suites and a family bathroom, whilst one of the bedrooms is situated on the ground floor with its own ensuite bathroom. There is a large kitchen, two

conservatories, a sitting room, a wealth of charm and period features whilst outside there is ample off-road parking, a gated driveway and a double garage. In the gardens, there are plenty of outbuildings including a log cabin and timber potting shed and also a very useful work from home office which takes advantage of the outstanding views. The real potential with this home is its outstanding plot and opportunities, subject to planning permission, to increase the footprint. Early inspection is strongly recommended.

KEY FEATURES

Ground Floor

Green Farm Cottage has a large entrance porch with ceramic tiled floor, there is a useful built in shoe cupboard with window seat and leaded double glazed windows overlooking the fore-gardens. The hallway benefits from an under-stairs storage cupboard and doors that lead off to the dining room and sitting room. The sitting room itself has a dual aspect double glazed leaded windows and an inglenook fireplace where an attractive wood burner sits with a tiled hearth. There are exposed ceiling timbers whilst across the hallway is the breakfast room with its views to the front, exposed ceiling beam and inglenook fireplace with log burner. There is a door that leads off to the inner lobby and an archway that leads off to the kitchen/breakfast room which has attractive views of the garden via leaded double glazed windows, the kitchen itself is fitted with a range of matching base and wall mounted units with a stainless steel sink and drainer, induction hob plus there are built in appliances including an extractor hood, Neff oven and grill and an island unit with power points and breakfast bar. There is a ceramic tiled floor and doors that lead off to a small lobby and the rear conservatory that leads off to the rear terrace. The lobby provides access to the ground floor shower room and the utility room and has leaded double glazed windows, a cupboard housing the electrical consumer unit, space for a washing machine and tumble dryer, matching units and work-surface and a stainless steel sink and drainer. Neighbouring this is the ground floor shower room which has electric underfloor heating, a wash basin with mixer tap, a range of built in cabinets, a low level WC and corner shower cubicle. LED down-lighters and radiator. The rear lobby has a large conservatory which is currently used as the dining room and of course provides outstanding views across the gardens and the neighbouring countryside. There is a contemporary style radiator and double glazed doors that lead to a rear patio area. The ground floor bedroom has views to the front and also provides a very useful office option, there is a built in cupboard space and an ensuite shower room with low level WC, wash basin and shower cubicle. At the far end of the lobby is the large sitting room, again with views of the garden, an electric fire and sliding patio doors that lead to a small terrace.









SELLER INSIGHT

“We were first attracted to Green Farm Cottage for its extensive sweeping gardens, pretty eyebrow windows to the front elevation, and the total seclusion the location affords,” say the current owners of this picturesque semi-rural home in the hamlet of Woolscott, close to the Warwickshire and Northamptonshire Border.

Since moving in, the owners have made many improvements to the property. “We have installed a new oak kitchen and four new bathrooms,” they say, “as well as building additional storage including cupboards on the landing and fitted wardrobes in the master bedroom, also opening up the under stairs cupboard to make all the space accessible. To the rear of the house we added a conservatory and a boot room. In the living room an inglenook was created to provide space for a wood burning stove. Both inglenooks (including the breakfast room) have had new marble hearths laid”

Outside, extensive paving has been laid around the house to create an easy floor between the indoor and outdoor spaces. “The south facing garden is a key feature of the property,” the owners say. “As well as the extensive patio, there is living willow dome, and a large black wrought iron gazebo with seating, which provides the perfect al fresco entertaining space. In addition, there is a greenhouse and two sheds for potting, so an abundance of vegetables and flowers can be grown. A further two large sheds provide plenty of storage, including the much needed sit on and ride mower, while the key outbuilding is the craft room with lighting and electrics.”

The local area has much to offer too, not only in terms of beauty, but also a great sense of community and accessibility. “The village hall in Grandborough is very active,” say the owners, “as is the local WI. Local amenities are available in the nearby village of Dunchurch, with more comprehensive facilities in Rugby, Daventry and Leamington Spa. The hamlet of Woolscott itself is well located for communication links with the M45 just 3 miles away along with the M1, M6 and M40 motorways within easy driving distance. Train services are available into London Euston from Rugby Station with a journey time of around an hour, or from Leamington Spa into London Marylebone in around 1 hour 30 minutes. Primary and secondary schools in the area include grammar schools in Rugby, Bilton Grange and the renowned Rugby School.”

“We shall miss the peace and quiet of the setting, benefitting from the total absence of traffic and its noise and safe in the knowledge that no surrounding land can be built on. All we can hear is the birds in the garden.”

“Our favourite room is the smallest bedroom to the front right, wonderfully cosy and with a delightful window seat where one can relax and enjoy a good book, although in the winter the drawing room with its thick walls, beams and inglenook provides a haven of utter comfort and warmth.

“We hosted an Open Garden event here to raise funds for the local WI and Village Hall in Grandborough. More importantly, we held our elder son’s wedding reception here in 2015 – a day which is still talked about by all who attended.”

“We have such spectacular views here, and find joy daily in looking out over the garden and to the verdant Warwickshire countryside beyond.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









KEY FEATURES

First Floor

The landing has some wonderful period features including some exposed ceiling timbers and access to three bedrooms and the family bathroom. There is a leaded double glazed window on the landing that has a view of the frontage, various built in cabinets whilst the main bedroom has delightful views of the front garden and is fitted with a range of built in wardrobes and then has access to the well appointed ensuite shower cubicle which has a walk in shower, wall hung low level WC, wash basin, built in cabinet and towel rail. Bedroom two is another double room with leaded double glazed window to the side aspect whilst bedroom three is a single room with views of the frontage and exposed ceiling timber. The family bathroom has been fitted with a white suite with panelled bath, wash basin and low level WC and a range of contemporary tiling.











Outside

Green Farm Cottage is situated in a peaceful, secluded and private location which is extremely rare in today's modern Britain. Situated on a no through road, there are some wonderful views of the open countryside and gated access leads to a tarmac driveway which provides off road parking for plenty of vehicles so that the owners can enjoy family get togethers and gatherings without fear of running out of space! The frontage is laid mainly to lawn with some shaped flower borders, to the side of the left hand elevation is the oil storage tank and a potting shed whilst to the right there is a further timber shed and also a very useful log cabin which houses further gardening equipment. There is a further road access on the front boundary to the gardens, the property has, as previously stated, 1.14 acres of garden land and a vast percentage of that is to the side where there are a variety of trees and a natural pond situated on the eastern boundary. There is a pathway down the right hand elevation of the garden that leads to a small rear terrace and just adjacent to that is the log cabin with its own power and lighting and provides attractive views that could be the perfect work from home office and enjoys delightful views of the garden and countryside beyond. The rear gardens are again laid mainly to lawn with a variety of shaped borders and there is a large raised terrace just off the conservatory that is the perfect place to entertain and enjoy the extensive views. There is a meandering pathway and steps that lead through a flower bed onto the rest of the lawned gardens where there is a variety of fruit trees and pergola, seating area, living willow dome and wrought iron gazebo. Discreetly hidden behind a hedge is a productive vegetable garden and timber shed.







LOCATION

Woolscott is a picturesque hamlet just outside the village of Grandborough. Grandborough is a small village approximately six miles south of Rugby. The village has a popular public house, and day-to-day shopping can be found in the villages of Dunchurch or Braunston, both approximately four minutes' drive by car. A wider range of shopping can be found in Rugby, Daventry and Leamington Spa. There are walks through rural farming country with peaceful, tranquil scenes. With no strenuous ascents to deter the unenergetic this will appeal to those looking for good but easy walks in beautiful countryside. Draycote country park is only a couple of miles away, where you can enjoy a barbecue on a summers day, or perhaps pursue hobbies such as sailing, canoeing or trout fishing. The Old Stables location provides good access to the M1, A45, A5 and the M6. As well as the excellent road network surrounding the area, there are train stations at both Long Buckby and Rugby which offers a high-speed service to London Euston in well under 50 minutes.





INFORMATION

Services

Oil fired central heating, broadband, electricity and private drainage

Local Authority

Rugby Borough Council.

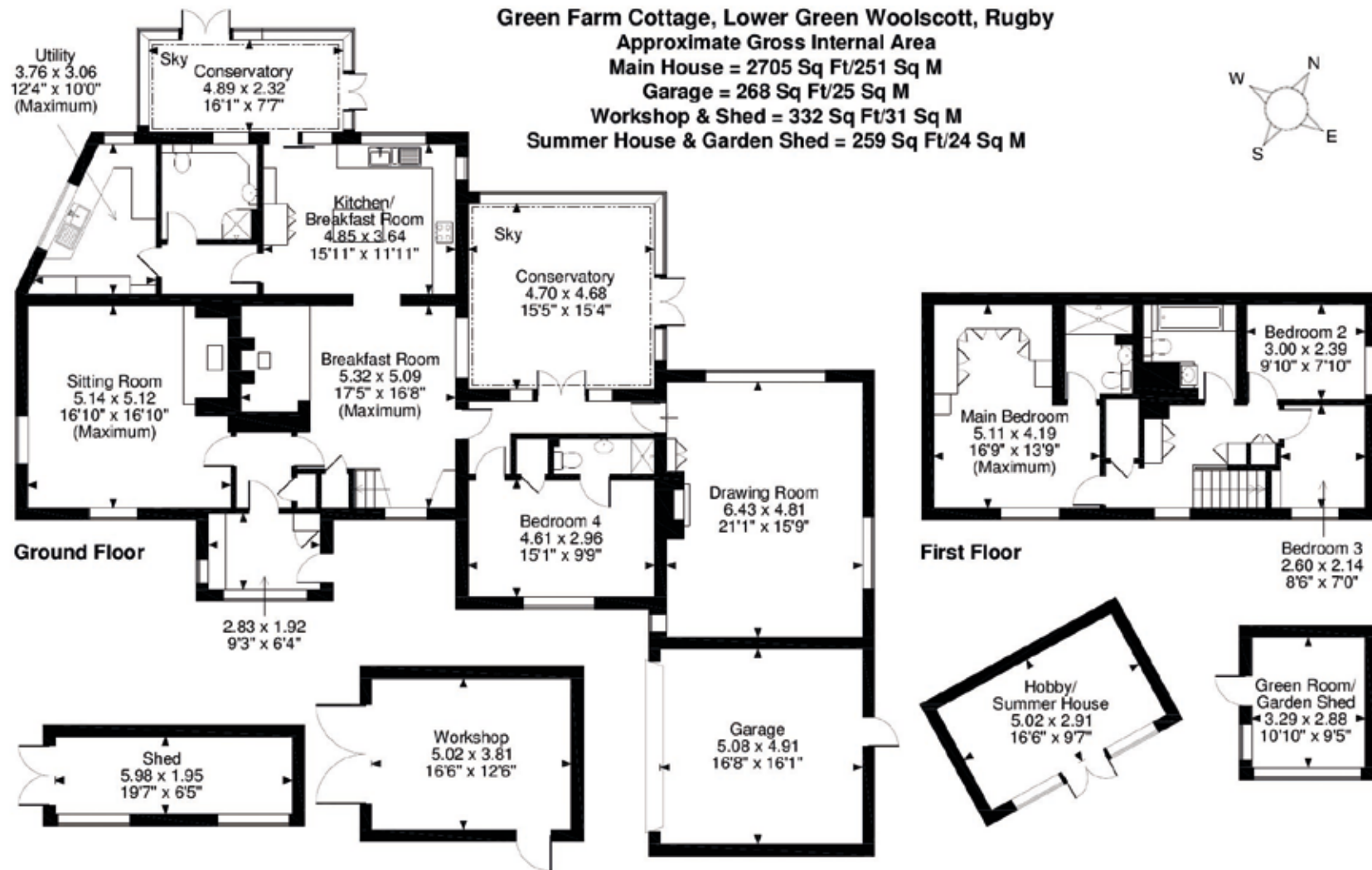
Telephone (01788) 533533.

Council Tax Band G

Viewing Arrangements

Strictly by the vendors sole agent Sam Funnell (Fine & Country Branch Partner) on (01788) 820037/07714 515484.





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EPC Rating: E



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